

Edward Hall, Senior Historic Preservation Specialist
Office of Historic Preservation
1901 South Alamo
San Antonio, TX 78204

Via email: edward.hall@sanantonio.gov

MARKET AT PEARL

The Samuel's Glass Building, 221 Newell Avenue, San Antonio, Texas 78215

Project Narrative

The existing building was originally constructed in 1948 as a warehouse and office building for the Samuel's Glass Company designed by Bartlett Cocke with structural engineer services completed by W.E. Simpson. A roof extension and modification to the alley loading dock was completed at an unknown time. The building was continuously used up until 2017 when the Samuel's Glass Company relocated. The building is currently used for storage and support of the neighboring Pearl campus. The existing warehouse and office space is currently planned to be re-purposed for a market, restaurants, and offices and storage for Pearl Operations.

Repairs & Exterior Modifications

The project team has acknowledged and recognized the building is historic. Care will be taken during the renovation and restoration of the building. Modifications to the existing warehouse's exterior are planned to be minimal and respectful to the building's original design. The roof along with exterior windows and doors are to be restored. The exterior façade will be restored and repaired to provide a water tight system. This will include repointing and sealing existing clay tile masonry found at the exterior.

While no additions to the building is proposed, the western portion of the building's primary façade along Newell Avenue will be modified to increase the size of the existing loading dock. Overhead doors added to the elevation will match the existing proportions but updated to aluminum profiles. The existing entry will be revised to create a larger vestibule though the existing storefront will remain.

Along Karnes Street the design team is proposing several new entrances to the building. At the existing material transition from the primary façade's face brick to D'Hannis clay tile along Karnes, a new tenant entry is planned with stairs and an entry canopy. The overhead coiling doors at the existing loading dock will remain and the dock behind those doors will be converted into a raised courtyard with a finish floor that matches the existing building. New windows and precast concrete sills to match the adjacent existing windows are planned at the ends of the existing light monitors along Karnes. An existing window and sill will be replaced with a new entry to a raised dining terrace for a future tenant. Existing utilities will be removed and relocated along this elevation.

The façade at the corner of Karnes and the service alley will be removed to create more frontage for the market entry and a covered entry terrace for the market. The existing structure will remain and a new recessed glazed storefront will create more

visibility between the Karnes Street and the market's entry. Bricks will be salvaged and stored to replace any damaged materials beyond repair elsewhere on the project.

A roof extension in the alley is planned to be repaired as necessary and a patio terrace will be added at the service alley for one of the restaurant spaces. Guardrails will be clay breeze block. Screen walls to conceal a back of house ramp and employee break terrace will be constructed of D'Hannis clay tile.

Historically accurate thermally broken aluminum windows will replace existing windows beyond repair on the exterior. An aluminum storefront system utilizing applied muntins and corresponding spacer bars within the IGU are planned for new exterior glazing at new entries.

Improvements to the streetscape are planned to make the building's frontage more pedestrian friendly on all frontages. Proposed terraces along Karnes and the service alley paired with an extensive planting plan will activate these elevations.